



City of San Antonio

Legislation Details (With Text)

File #: 21-1015

Type: Zoning Case

In control: City Council A Session

On agenda: 2/4/2021

Title: ZONING CASE Z-2020-10700218 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same) on 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261), generally located in the 800 block of West Rhapsody Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Warranty Deed, 5. Pending Plat, 6. Ordinance 2021-02-04-0086

Date	Ver.	Action By	Action	Result
2/4/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT: Zoning Case Z2020-10700218

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: City of San Antonio

Applicant: Terry Palmer, AIA

Representative: Terry Palmer, AIA

Location: Generally located in the 800 block of West Rhapsody Drive

Legal Description: 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261)

Total Acreage: 10.35 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department, Parks Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 41428, dated December 26, 1972 and was originally zoned Temporary "R-1" One-Family Residence District. It was rezoned to "I-1" Light Industry District by Ordinance 57382, dated August 4, 1983. The previous "I-1" district converted to the current "I-1" General Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The northern portion of the property falls within a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33," "R-6" and "R-6 PUD"

Current Land Uses: Walker Ranch trail system, single-family dwellings

Direction: East

Current Base Zoning: "I-1" and "C-3"

Current Land Uses: Walker Ranch trailhead, restaurant, U-Haul business, auto business

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Industrial businesses

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Utility contractor, single-family dwellings

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

“MLOD-1”

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: West Rhapsody

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route: 602

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for a recreational facility is 1.5 spaces per 1000 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

Proposed: The proposed “C-3” General Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Light Industrial” and “Business Park.” The requested “C-3” is consistent with the future land use designations.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-3” General Commercial is a downzoning from the existing “I-1” General Industrial.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. However, “C-3” is a more appropriate zoning when “I-1” abutting single-family residential zoning. The “C-3” General Commercial is also consistent with the already well established “C-3” General Commercial along West Avenue.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

Goal 1- Protect the quality of life of residents including health, safety and welfare

Objective 1.1- Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards

Objective 2.1- Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.2- Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract:

The subject property is 10.35 acres, which could reasonably accommodate a recreational facility.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The subject property is generally located south of Wurzbach Parkway, on the west side of West Avenue, just south of the of the Salado Creek Greenway Trail and Walker Ranch Park.

The subject property is currently zoned “I-1” with a “Business Park” future land use designation. The applicant has requested “C-3” zoning to accommodate a senior center. The subject property is currently undeveloped, except for a small parking lot and trail that provides access to Walker Ranch Park. The proposed rezoning will allow for construction of a new recreational facility to support senior and constituent services, provide meeting space for the public, create a satellite City Council office, and other community services. The existing parking lot and a revised trailhead have been incorporated into the new plan for the site.

The subject property shares the Rhapsody Drive cul-de-sac with several I-1 zoned parcels. The areas to the east of the subject property along West Avenue are zoned C-3, the areas to the north are zoned R-6, and the areas to the west are zoned MF-33. Immediately surrounding land uses include small offices, warehouses, equipment storage, and a mini-storage.

The requested C-3 zoning is an allowed zoning district within the Business Park Future Land Use classification. The use of the subject property as a community recreational facility would complement the public amenities already provided by the adjacent Salado Creek Greenway Trail and Walker Ranch Park.